

WARRANTY DEED

Form WD-1
Revised 07/2014

Des. No.: 1401279
Project: County Road 500 North
Parcel: 3
Page: 1 of 2

THIS INDENTURE WITNESSETH, That **Jane E. Krause**, the Grantor of Tippecanoe County, State of Indiana, Conveys and Warrants to the **Board of Commissioners of Tippecanoe County, Indiana**, the Grantee, for and in consideration of the sum of Twenty-Four Thousand Six Hundred Fifty-Six and NO/100 Dollars (\$24,656.00) (of which said sum \$13,195.00 represents land and improvements acquired and \$11,461.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

The Grantor assumes and agrees to pay the 2019 payable 2020 real estate taxes and assessments on the above described real estate, and for all tax liabilities that accrue prior to transfer of title to Grantee. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Interests in land acquired by The Board of
Commissioners of Tippecanoe County
Grantee mailing address:
20 N. 3rd Street, 1st Floor
Lafayette, Indiana 47901
I.C. 8-23-7-31

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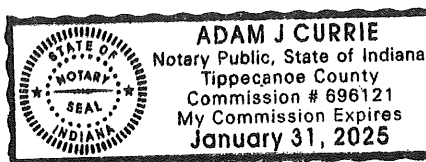
Des. No.: 1401279
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Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 24th day
of February, 2020

Jane E. Krause (Seal)
Signature

Jane E. Krause
Printed Name

STATE OF Indiana
COUNTY OF Tippecanoe SS:



Before me, a Notary Public in and for said State and County, personally appeared Jane E. Krause, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 24th day of February, 2020.
Adam J Currie
Signature

Adam J Currie
Printed Name

Commission Number 696121

My Commission expires January 31, 2025

I am a resident of Tippecanoe County.

This instrument was prepared by Douglas J. Masson, Attorney at Law, from information provided by VS Engineering, Inc. Douglas J. Masson, 200 Ferry Street, Suite C, Lafayette, IN 47902

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

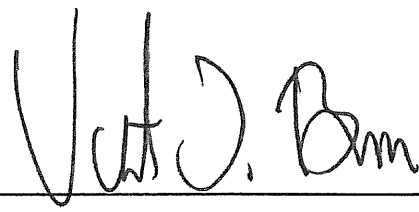
EXHIBIT "A"

Project: 1401279
Parcel: 3 Fee Simple
Tax ID No: 79-03-28-100-004.000-017
Form: WD-1

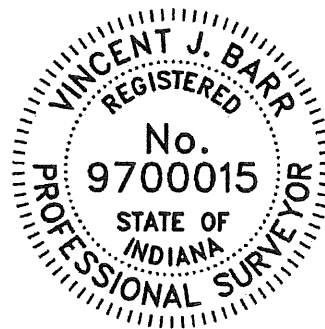
Sheet 1 of 1
Code: N/A

A part of the East Half of the East Half of the East Half of the Southwest Quarter of Section 28, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana, and being that part of the grantor(s) land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked EXHIBIT "B", described as follows: BEGINNING at the southeast corner of said quarter section designated as point "201" on said Parcel Plat; thence South 89 degrees 03 minutes 27 seconds West 329.54 feet along the south line of said quarter section to the southwest corner of said half-half-half-quarter section; thence North 0 degrees 36 minutes 53 seconds West 46.67 feet along the west line of said half-half-half-quarter section; thence North 86 degrees 39 minutes 47 seconds East 209.76 feet to the point designated "1005" on said Parcel Plat; thence North 89 degrees 15 minutes 02 seconds East 119.99 feet to the east line of said quarter section designated as point "1006" on said Parcel Plat; thence South 0 degrees 38 minutes 02 seconds East 55.03 feet along said east line to the POINT OF BEGINNING and containing 0.398 acres, or less, inclusive of the presently existing right-of-way which contains 0.076 acres, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by the following:

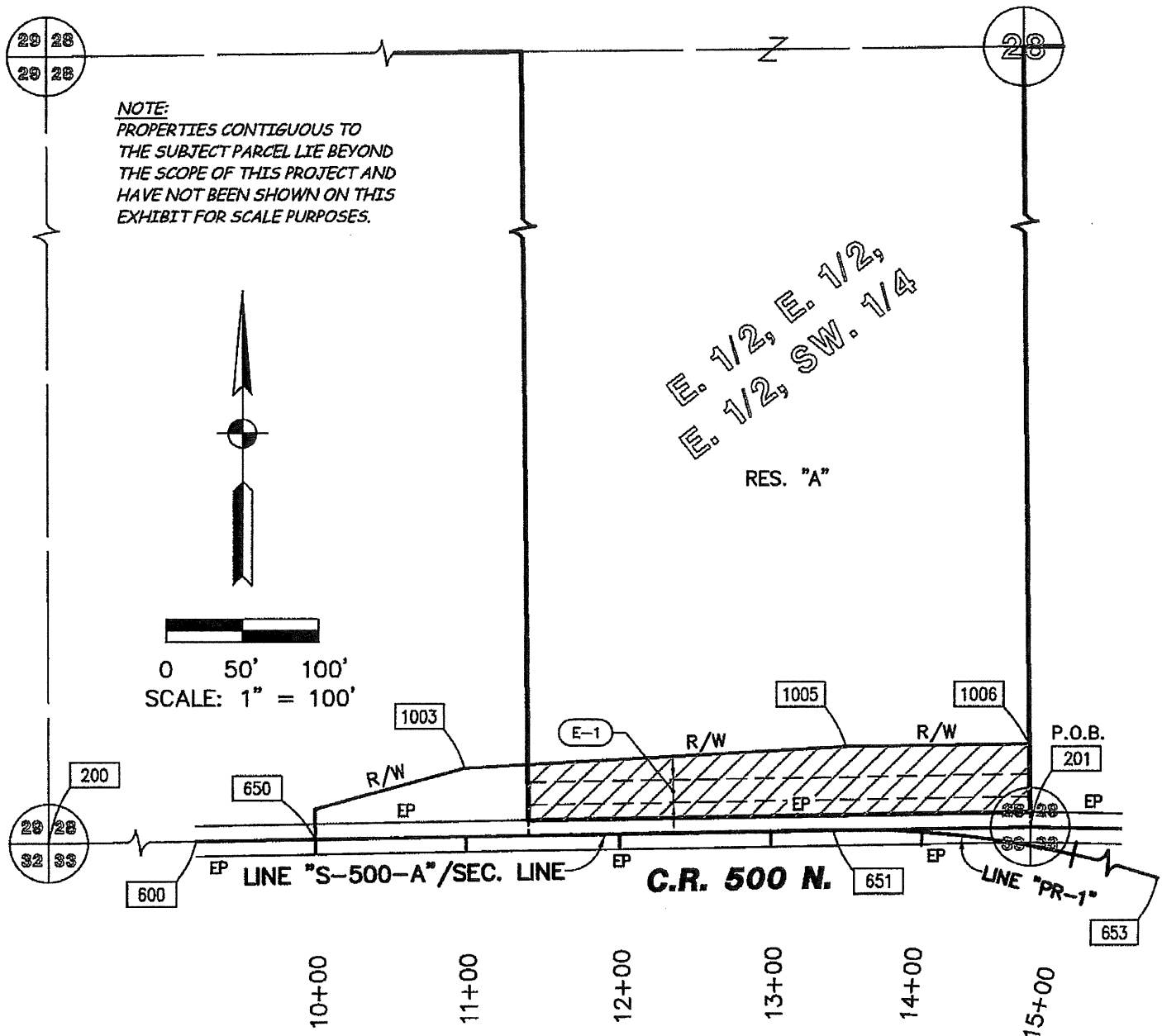
 06/16/2018

V.S. Engineering, Inc.
Vincent J. Barr, P.S.
Professional Surveyor No. 9700015
State of Indiana



RIGHT-OF-WAY PARCEL PLAT

Prepared for the Board of Commissioners of Tippecanoe County
by VS Engineering (Job #14-3104)



NOTE:
EP = EDGE OF PAVEMENT

(E-1) 15' WATER LINE EASEMENT
(INSTR. No. 20080819998)

PARCEL: 3 OWNER: KRAUSE, JANE E.

CODE: N/A

PROJECT: 1401279

COUNTY: TIPPECANOE

ROAD: C.R. 500 N./S.R. 43

SECTION: 28

TOWNSHIP: 24 N. NOTE: DIMENSIONS SHOWN
HEREIN ARE ENGLISH.

RANGE: 4 W.



HATCHED AREA IS THE
APPROXIMATE TAKING

DES. NO.: 1401279

DRAWN BY: G.L. SMITH 05/22/2018

CHECKED BY: V.J. BARR 05/22/2018

INST. No. 06014513, DATED 07/07/2006

TAX ID No. 79-03-28-100-004.000-017

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.

EXHIBIT "B" (cont.)

PAGE 2 OF 2

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
650	PR-1	10+00.00	0.00'		20,014.6709	19,303.5861
651	PR-1	13+41.10	0.00'		20,021.0308	19,644.6308
653	PR-1	18+01.76	0.00'		19,872.4320	20,070.5255
1003	PR-1	11+00.00	45.00'	Lt.	20,061.5276	19,402.7297
1005	PR-1	13+50.00	55.00'	Lt.	20,076.1351	19,653.2533
1006	PR-1	14+59.43	66.10'	Lt.	20,077.7043	19,773.2325
200	SEE LOCATION CONTROL ROUTE SURVEY PLAT					
201						
600						

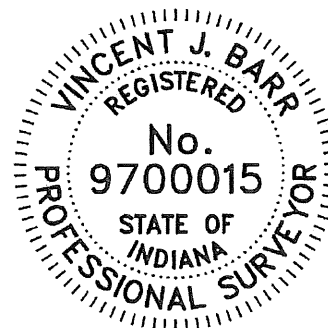
NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES
AND BEARINGS & DISTANCES.

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 201818009265 in the Office of the Recorder of Tippecanoe County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey, executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

V. J. Barr 06/16/2018

VS ENGINEERING, INC.
VINCENT J. BARR, P.S.
PROFESSIONAL SURVEYOR No. 9700015
STATE OF INDIANA



PARCEL: 3 OWNER: KRAUSE, JANE E.
CODE: N/A
PROJECT: 1401279
COUNTY: TIPPECANOE
ROAD: C.R. 500 N./S.R. 43
SECTION: 28
TOWNSHIP: 24 N. NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH.
RANGE: 4 W.

DES. NO.: 1401279
DRAWN BY: G.L. SMITH 05/22/2018
CHECKED BY: V.J. BARR 05/22/2018

The above **Warranty Deed (Jane E. Krause – Parcel 3 – 500 North)** approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this _____ day of _____, 2020.

Tracy A. Brown, President

Thomas P. Murtaugh, Vice President

David S. Byers, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Robert A. Plantenga, Auditor

Billing address for the property taxes as follow:

GRANTEE

Tippecanoe County Board of Commissioners
20 North Third Street
Lafayette, IN 47901

A handwritten signature in blue ink, reading "Stewart W. Kline", written over a horizontal line.

Stewart W. Kline, P.E., Executive Director
Tippecanoe County Highway Department

A handwritten signature in blue ink, reading "Tracy A. Brown", written over a horizontal line.

Tracy A. Brown, President
Tippecanoe County Board of Commissioners

"This is an exempt transaction and the sales disclosure 46021 (R8/7-08) is not required"

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

A handwritten signature in black ink, appearing to read "Stewart W. Kline", written over a horizontal line.

**Stewart W. Kline, P.E., Executive Director
Tippecanoe County Highway Department**

This instrument prepared by: Douglas J. Masson, 8939-79, Hoffman, Luhman, & Mason, PC
200 Ferry Street, Suite C, P.O. Box 99, Lafayette, IN 47902, Telephone (765) 423-5404